



Land Use Appendix

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Land Use Appendix

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Land Use Appendix

A

Summary of Existing Land Use, Population & Employment Characteristics

This section describes the existing arrangement and concentration of uses and activities such as housing, businesses, parks, and industries.

land uses

Seattle encompasses approximately 53,500 acres or about 84 square miles. Land Use Figure A-1 illustrates how the city's land area is distributed among different types of uses. About 40 percent of the city is occupied by residential uses, primarily in single-

family development. Street rights-of-way take up the next largest amount of land – over 26 percent. Commercial and industrial areas, where most of the jobs in the city are located, occupy about 9 percent, while parks and other open spaces account for over 10 percent.

Land Use Figure A-2 depicts how these various activities are distributed within the city.

Land Use Figure A-1
AMOUNT OF LAND AREA BY LAND USE BY DISTRICTS
(In Acres)

District	Single-Family	Multi-family	Mixed-Use/Commercial	Industrial	Major Institutions, Public Facilities & Utilities	Parks & Open Space*	Water **	ROW ***	Vacant & Un-known	Total
Ballard	1,558	224	200	116	121	144	2	1,023	113	3,501
Capitol Hill	683	204	144	10	75	528	7	674	125	2,450
Central	724	201	106	22	119	131	0	643	109	2,055
Downtown	1	51	365	59	46	38	0	498	68	1,126
Duwamish	1,396	170	389	1,217	1,176	441	10	2,212	803	7,814
Lake Union	493	193	135	40	48	234	256	684	59	2,142
North	1,851	162	289	16	176	270	8	841	137	3,750
Northeast	2,426	265	223	26	774	631	14	1,389	159	5,907
Northwest	2,643	319	321	43	243	493	36	1,502	204	5,804
Queen Anne	1,443	290	313	129	453	866	1	1,312	267	5,074
Southeast	2,003	164	137	37	162	597	0	986	230	4,316
West Seattle	3,673	391	226	365	810	1,141	15	2,345	614	9,580
Citywide Totals	18,893 (35%)	2,631 (5%)	2,850 (5%)	2,077 (4%)	4,203 (8%)	5,514 (10%)	349 (1%)	14,108 (26%)	2,888 (5%)	53,519

Sources: King County Assessors Files, 2003; Seattle Department of Planning and Development GIS, 2003

* Includes City-owned and other public parks and open space, private golf courses, and cemeteries.

** Includes lakes and reservoirs

*** Platted Streets and Sidewalks

Land Use Figure A-2

**Generalized*
Existing Land Use****Generalized Existing Land Use**

- Single Family
- Multi-Family
- Commercial/Mixed Use
- Industrial
- Major Institution and Public Facilities/Utilities
- Parks/Open Space/Cemeteries
- Vacant

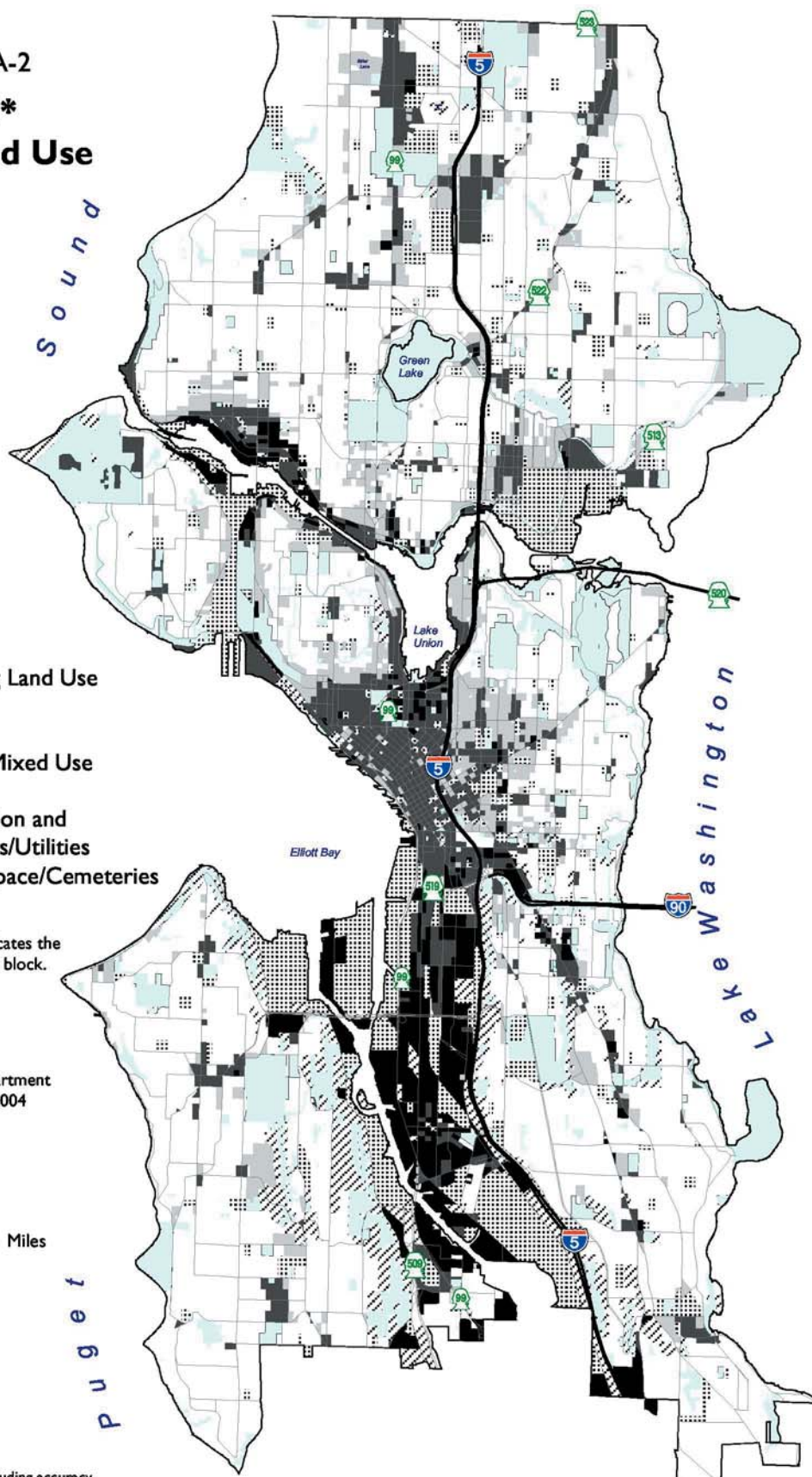
* Generalized land use indicates the majority use for the census block.

Source: King County Department of Assessments, 2004



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With the exception of Downtown Seattle, the Ballard-Interbay and Duwamish industrial areas and their surrounding neighborhoods, Seattle is predominantly covered by single-family houses and street right-of-way. Most multifamily residences are concentrated in core areas such as First Hill/Capitol Hill and the University District. Jobs are located primarily in commercial and industrial areas such as Downtown, Duwamish, First Hill, Northgate and the University District.

residential uses: housing types

Slightly more than half of the city's households are living in single-family houses, according to the 2000 United States Census (Land Use Figure A-3). Most of these dwellings are located in areas devoted exclusively to low-density development. The Census figure includes both detached single-family housing units, and the 2 percent of Seattle's housing that is

in attached buildings, such as townhouses, and consequently over-counts the number of units Seattle would classify as single-family. Detached single-family homes occupy 35 percent of the city's total land area.

Slightly less than half of the city's households live in some type of multifamily or mixed-use development concentrated on 10 percent of the city's land area. These multifamily dwellings are in buildings of varying sizes, including small buildings of two to four units (duplexes, triplexes and fourplexes), medium-sized buildings (apartment buildings and condominiums with 5 to 19 units), and large buildings (apartment buildings and condominiums with 20 units or more). Citywide, small multifamily buildings of two to four units account for 8 percent of Seattle's housing, medium-sized buildings account for 16 percent of the city's units, and 24 percent of Seattle's dwelling units are in large buildings.

Land Use Figure A-3
Number of Units by Housing Type by District
(In Dwelling Units)

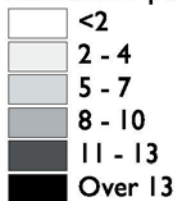
District	Single-Family	Duplex	Triplex/ Fourplex	5 to 9 unit Building	10 to 19 unit Building	20 to 49 unit Building	50 or more units	Mobile Home	Other	Total Units
Ballard	13,330	1,240	1,463	2,197	1,381	1,197	556	20	238	21,622
Capitol Hill	5,441	475	993	1,952	4,409	7,467	5,862	12	6	26,617
Central	6,936	1,006	997	1,174	1,279	1,611	1,150	28	0	14,181
Downtown	177	45	142	240	717	2,849	11,039	7	24	15,240
Duwamish	10,262	813	591	591	978	864	600	68	8	14,775
Lake Union	5,972	982	1,071	2,667	2,156	1,760	393	29	215	15,281
North	10,508	220	454	858	1,352	2,170	2,961	43	10	18,576
Northeast	17,875	881	1,296	1,794	2,162	3,528	1,917	55	38	29,546
Northwest	18,190	1,125	1,485	2,111	2,744	3,160	2,376	225	8	31,424
Queen Anne	11,946	1,087	1,601	2,763	3,721	5,638	2,606	8	194	29,564
Southeast	13,208	553	399	575	730	841	812	49	39	17,206
West Seattle	26,247	1,423	1,732	2,137	2,339	3,151	1,666	37	0	38,732
Citywide Totals	140,092 51%	9,850 4%	12,260 4%	19,059 7%	23,968 9%	34,236 13%	31,938 12%	581 0%	780 0%	272,764

Source: 2000 US Census

Land Use Figure A-4

2000 Household Density

Households per Acre

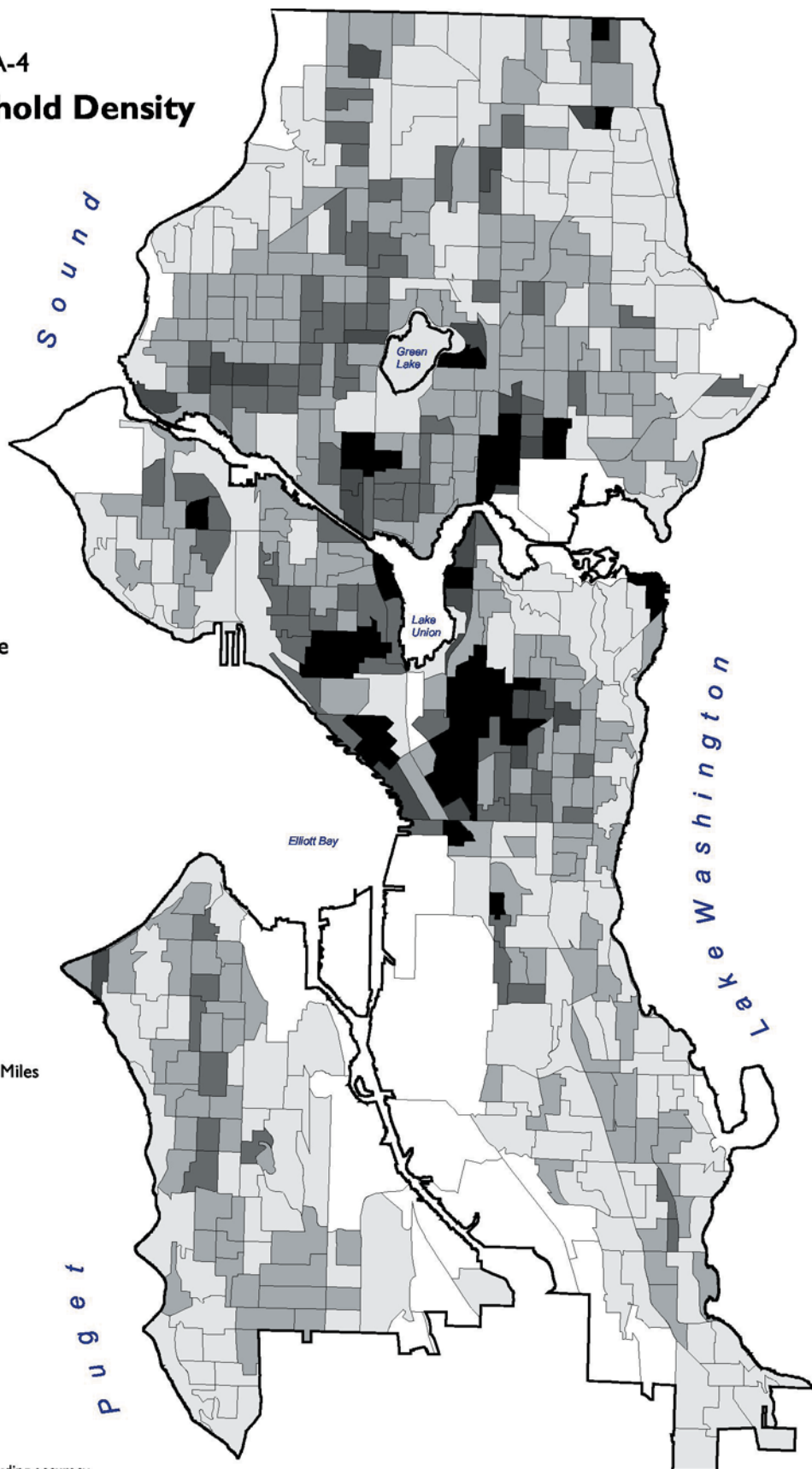


Source: 2000 U.S. Census

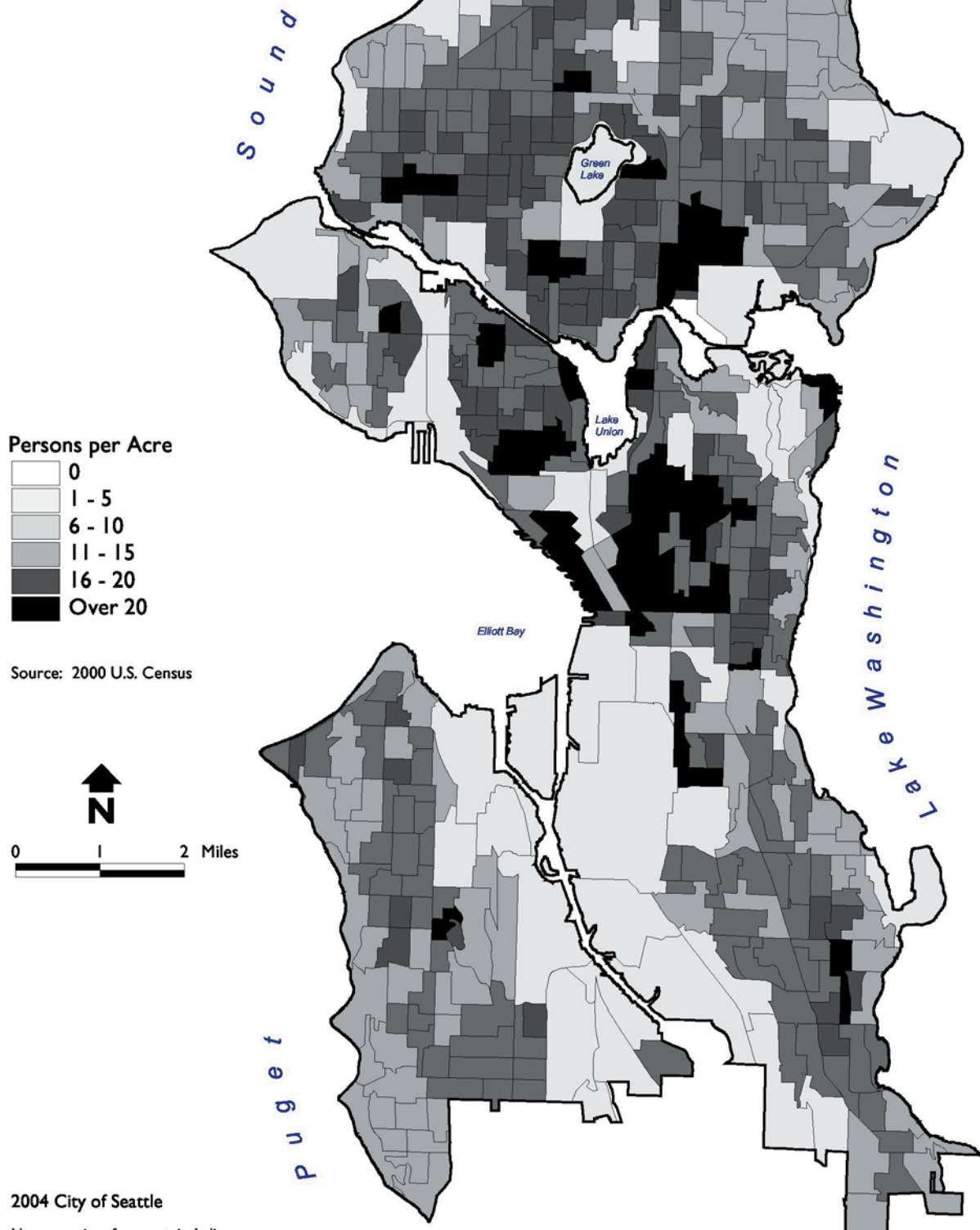


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Land Use Figure A-5
2000 Population Density



residential uses: housing & population density

Land Use Figure A-4 shows the distribution of household density in the city expressed as the number of households per gross acre. (Gross acre includes nonresidential uses such as street rights-of-way and parks.) Areas with the highest density of households (HH) are located north of the I-90 freeway. Portions of First Hill/Capitol Hill contain the highest density of households – in some areas well over 40 HH/gross acre. Other areas with high-density residential neighborhoods include Uptown and Belltown. The next densest areas include the Chinatown/International District, the University Community, Fremont, Ballard, and Eastlake. Areas of more moderate housing unit density (8-10 HH per gross acre) include Aurora-Licton Springs, Green Lake, the Central District, Beacon Hill, and the West Seattle Junction. A population density map (Land Use Figure A-5) is another way of presenting information about where

people live. This figure shows a concentration of residents similar to that of the household density map. In addition, it shows isolated areas where significant concentrations of people occur, such as the Highpoint and Sandpoint communities.

commercial & industrial uses: employment activity

Seattle is a regional employment center providing a wide variety of jobs. Based on data from the Puget Sound Regional Council (PSRC) and the King County Assessor's office, in 2002 Seattle contained about 502,500 jobs in businesses occupying about 4,900 commercial and industrial acres, or 9 percent of the total city land area. Land Use Figure A-6 shows the distribution of these jobs according to standard classifications by district.

Land Use Figure A-6
2002 Employment by Districts

District	C&R*	Manuf.	WTCU**	Retail	FIRES***	Educ	Gov.	Total
Ballard	1,550	2,996	1,092	3,440	4,787	465	363	14,693
Capitol Hill	280	371	490	4,934	28,726	965	5,755	41,521
Central	625	671	620	1,389	10,344	501	528	14,678
Downtown	2,243	5,456	17,382	19,233	86,227	0	28,963	159,504
Duwamish	6,065	18,759	17,822	10,776	11,467	561	11,512	76,962
Lake Union	1,162	1,912	2,359	3,639	13,008	203	827	23,110
North	917	322	504	5,183	7,527	1,452	343	16,248
Northeast	496	708	616	6,397	11,545	24,160	1,383	45,305
Northwest	2,202	522	842	5,455	8,488	388	1,241	19,138
Queen Anne	2,710	4,581	6,464	5,167	16,196	2,511	2,264	39,893
Southeast	292	1,329	213	1,436	4,056	834	508	8,668
West Seattle	2,139	2,161	4,574	3,070	5,966	1,349	262	19,521
Total for City	20,681	39,788	52,978	70,119	208,337	33,389	53,949	479,241

Source: Puget Sound Regional Council, 2004;

*C&R = Construction and Resources

**W.T.C.U. = Wholesale, Transportation, Communications, and Utilities

***F.I.R.E.S. = Finance, Insurance, Real Estate and Services

The change over the last 20 years in the number of jobs in each employment sector is shown in Land Use Figure A-7. Between 1980 and 2000, the number of jobs in Seattle increased by almost 40 percent, (153,735 new jobs). Service jobs accounted for the biggest increases, while manufacturing jobs have decreased by more than 20 percent over 20 years.

commercial & industrial uses: employment densities

Land Use Figure A-8 illustrates the distribution of employment density as number of jobs per gross acre. Areas with the highest job densities (greater than 50 jobs/gross acre) include Downtown, First Hill, the University of Washington, South Lake Union, and Uptown communities. Areas with moderately high employment densities (26 to 50 jobs/gross acre) are the University District, Eastlake, Fremont and Queen Anne areas. Predominantly residential areas of the city have employment densities as low as 1 to 15 jobs per acre.

commercial & industrial uses: major employment concentrations

Employment activity is much more concentrated than housing. Most of the jobs in the city are located in the areas described below. These areas are unique because they attract people daily from all over the city and region.

Downtown. Downtown Seattle, with over 165,000 jobs at an average density of about 175 jobs per gross acre, supports the largest concentration of jobs in the Pacific Northwest. In the Commercial Core, job densities average 400 jobs per acre. Just over one-third of all jobs in the city are located downtown.

First Hill/Capitol Hill. A specialized concentration of medical facilities has developed on First Hill east of downtown, lending the area the nickname "Pill Hill." With Swedish Hospital Medical Center, Virginia Mason Medical Center, Harborview Medical Center and related support facilities, this area has one of the greatest employment concentrations in the city,

Land Use Figure A-7
Distribution of Jobs by Employment Sector

Employment Sector	1980	% Share	1990	% Share	2000	% Share	% Change
Manufacturing	50,536	13%	47,839	10%	39,926	7%	-21%
WTCU*	60,326	16%	69,258	15%	68,065	13%	13%
Retail	61,218	16%	64,813	14%	80,743	15%	32%
FIRES**	137,358	36%	204,277	43%	256,558	48%	87%
Gov./Ed.	77,246	20%	83,615	18%	91,179	17%	18%
Total	386,684		469,802		536,471		39%

Sources: Puget Sound Regional Council, 2003 Sub-County (Small Area) Forecasts of Population and Employment, Central Puget Sound Region, February 2004

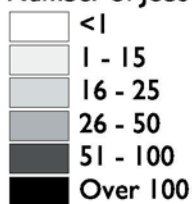
*WTCU=Wholesale, Transportation, Communications, and Utilities

**FIRES = Finance, Insurance, Real Estate and Services

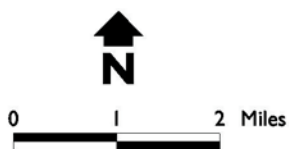
Land Use Figure A-8

**2000 Employment Density
by Census Tract**

Number of Jobs per Acre

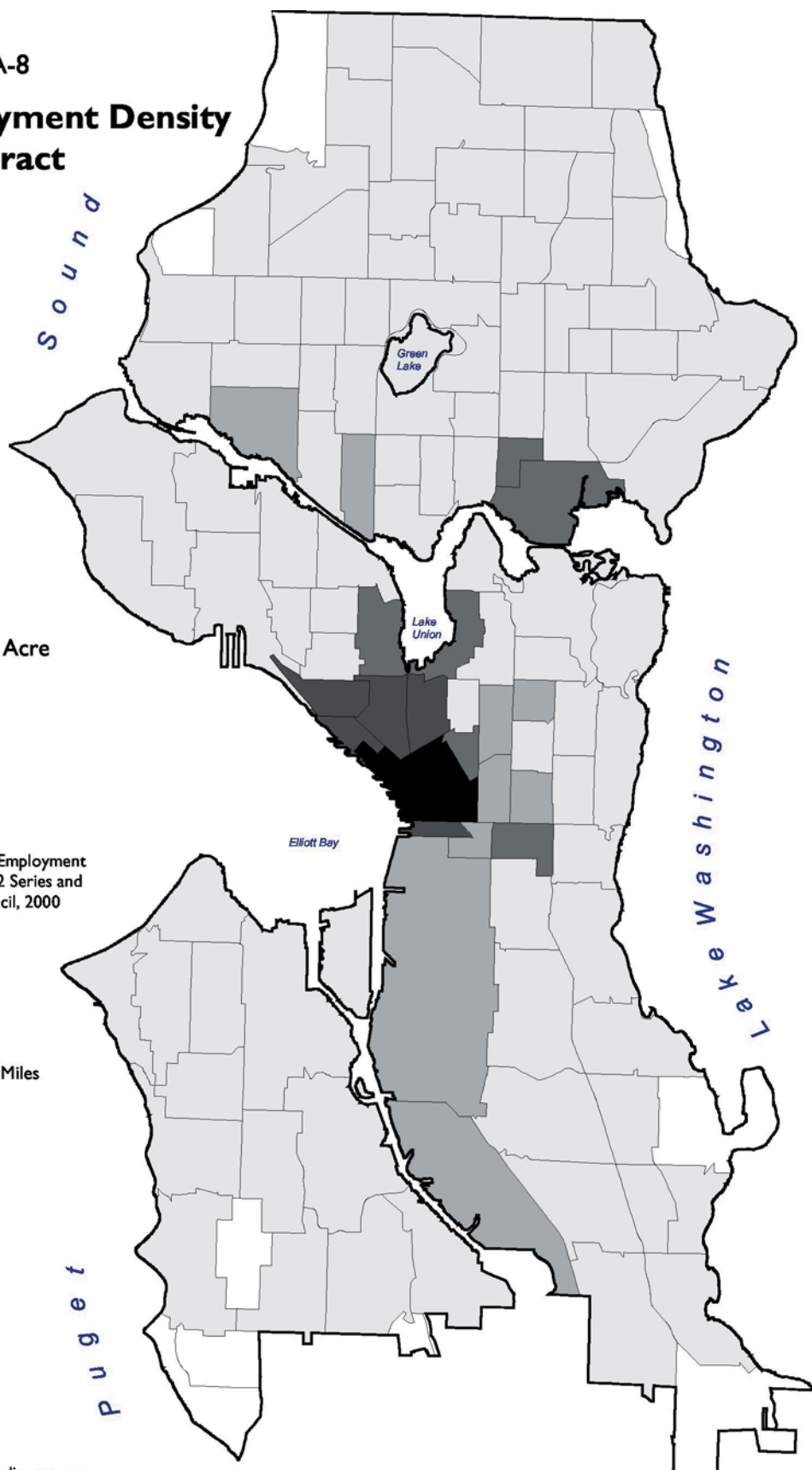


Source: Washington State Employment
Security Department ES-202 Series and
Puget Sound Regional Council, 2000



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with over 21,000 jobs at an average employment density of about 96 jobs per acre. Capitol Hill, Pike/Pine, and 12th Avenue to the north and east of First Hill, are home to colleges and universities, as well as thriving retail districts. Combined, these other portions of the First Hill/Capitol Hill Urban Center contain another 16,000 jobs, at an average 24 jobs per acre.

University Community. The University Community, with over 34,000 jobs contains a large amount of employment associated with both the University of Washington, the largest single employer in the city, and service and retail businesses, such as Safeco Insurance and University Village. Employment density in the University District is about 45 jobs per acre.

Northgate. In addition to Northgate Mall, the city's principal regional shopping facility outside of downtown, several major employers are clustered in the Northgate area, including Northwest Hospital, North Seattle Community College, and a relatively large concentration of service jobs. This area has a total employment of about 11,500 jobs, at a density of about 28 jobs per acre.

Uptown. Another substantial concentration of employment located immediately north of downtown is the area around Seattle Center between Denny Way and the base of Queen Anne Hill. Providing backup office and service activity for downtown, as well as other retail and service uses, the area accommodates over 16,000 jobs at a job density of approximately 55 jobs per acre.

South Lake Union. The area that has seen the fastest employment growth over the last ten years is South Lake Union, between Denny Way and Lake Union, just north of Downtown. A growing home to a number of services industries, South Lake Union has historically provided a location for manufacturing and wholesale businesses. South Lake Union contains approximately 21,000 jobs at a density of 62 jobs per acre.

Major Institutions. A number of major institutions located throughout the city also provide significant concentrations of employment for the whole region, such as the University of Washington. Others are smaller concentrations of employment in otherwise low-density areas, such as the Veterans Administration Medical Center and Seattle Pacific University.

Neighborhood Commercial. Seattle's neighborhood business areas provide locations for services needed by the surrounding low- to moderate-residential populations, such as food from restaurants or grocery stores; entertainment; professional, personal or business services. These neighborhood businesses are dispersed and the range of services they provide varies throughout the city. They generally are in locations with fair accessibility to both the transportation network and concentrations of people.

A number of the city's larger, more-established neighborhood commercial areas also provide concentrations of employment. Ballard, Fremont and West Seattle Junction are all areas with between 3,000 and 6,000 jobs and employment densities averaging in the 10 to 20 jobs per acre range. Other commercial areas with notable job concentrations include Lake City, the Aurora strip between N 115th and N 145th streets, and the area around Rainier Avenue and Interstate 90. The employment populations of these areas range between 3,000 and 4,000, with average job densities of between 8 and 12 jobs per acre.

Industrial Areas. Citywide, industrial uses are concentrated in the Duwamish Valley, and BINMIC (the Ballard-Interbay-Northend Manufacturing/Industrial Center), which includes Interbay, and the shoreline area between Ballard and Fremont. Some manufacturing and industrial activity also occurs around the shores of Lake Union and along Rainier Avenue S., near Interstate 90. Two of these areas, BINMIC and the Duwamish, are major areas of employment. BINMIC has roughly 15,000 jobs, while the Duwamish accounts for over 65,000. Combined, they contain roughly 17 percent of the city's total employment population. Given the land-intensive nature of employment activities in these areas, the job densities are comparatively low, seldom exceeding 15 jobs per acre.